

BAN 18A
Baltimore County, Maryland

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE E/S Rossville Blvd. & N/S Franklin Sq. Dr. (Essex Community\* ZONING COMMISSIONER College) 7201 Rossville Blvd. \* OF BALTIMORE COUNTY 14th Election District 6th Councilmanic District Essex Community College, et al \* Case No. 95-298-X Petitioners

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

This matter comes before the Zoning Commissioner as a Petition for Special Exception to request approval of a wireless transmitting and receiving facility in a D.R.5.5 zone, pursuant to Section 1B01.1.C.20 of the Baltimore County Zoning Regulations (BCZR). The Petition is filed by the Essex Community College through its Board of Trustees, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as "APC") Lessee. APC is a cellular communications company which, through the Petition, seeks approval to install two 8 ft. high, 1 inch wide antennas on the top of an existing building on the campus of Essex Community College. The antennas are to be installed to facilitate APC's cellular communication network in the southeast area of Baltimore County, serving I-95 and and the Essex area.

Appearing at the public hearing held for this case was Margaret C. Ruggieri, Esquire on behalf of APC. A number of other expert witnesses appeared and were prepared to present testimony on behalf of the Petition. The Petitioners, including both the College and APC, was represented by Christine K. McSherry, Esquire. There were no Protestants or other interested persons present.

In support of the request, the Petitioners submitted a site plan (Petitioners' Exhibit No. 1.) which depicts the subject property and its environs. As noted above, the site which is the subject of this Petition is

the Essex Community College campus located near Rossville Boulevard and I-95 in Essex. The campus is improved with a number of structures, including the subject Science/Applied Health Building which is 8 stories (approximately 150 ft.) in height. Sitting atop the building is an equipment/HVAC shed which is approximately 11 ft. tall.

The Petitioners propose installing two 8 ft. high, 1 inch wide whip antennas to the top of the shed. Also installed will be 2 equipment cabinets to serve the antennas. The Petitioners have withdrawn their request to install a link dish in that same is not needed.

In view of the lack of opposition to the Petition, Ms. McSherry proffered the testimony of the witnesses. She introduced APC as a company new to the cellular communication field in the Baltimore County area. In addition to the well known cellular telephone service, other means of personal communication are possible through APC's system (including fax transmissions, for example). APC is duly licensed and approved by the FCC to service the Baltimore Metropolitan area. The company is now in the midst of installing the necessary infrastructure. As is well known to this Zoning Commissioner, through similar cases, the required infrastructure includes the installation of a series of antennas so as to provide a cell grid network. That is, the County is divided into a series of interlocking grids and antennas are installed so as to provide link service throughout the network. As a mobile user passes from cell to cell, his transmission is uninterrupted as service is "handed off" to the next cell station.

For the Essex area, the Petitioners have selected the subject building

- 2-

the level of electronic emissions generated by the antenna are more than 200 times below the safety standards imposed by the FCC. The proffered cumulative testimony of these experts was that there would be no adverse impact in any manner upon the surrounding locale. In this regard, an environmental statement (Petitioners' Exhibit No. 3) was submitted as required by the BCZR. This impact statement opines that the proposed use at this locale will not cause any detrimental effects.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. Although cases for this type of use are often highly contested, there was no opposition here and the record before me is uncontradicted in that the proposed use satisfies the standards set forth in Section 502 of the BCZR, as well as the particular requirements governing wireless transmitting facilities contained in Section 426 of the BCZR. Thus, the Petition for Special Exception shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30 day of March, 1995 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in a D.R.5.5 zone, pursuant to Section 1B01.1.C.20 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

> 1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for

on the campus of the Essex Community College. This building provides the necessary height and is located in the desired geographic area.

Ms. McSherry also proffered the testimony of the experts present relating to the potential effects of the use. This proffered testimony was that

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

(410) 887-4386

March 29, 1995

Christine K. McSherry, Esquire Whiteford, Taylor and Preston 500 Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21204-4515

> RE: Case No. 95-298-X Petition for Special Exception Essex Community College, et al, Petitioners

Dear Ms. McSherry:

Suite 112 Courthouse

400 Washington Avenue Towson, MD 21204

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours, Lawrence E. Schmidt Zoning Commissioner

cc: Margaret C. Ruggieri, Esquire cc: Dr. Philip M. Ringle, Dean of Planning and Development

Essex Community College/Board of Trustees

Margaret C. Ruggieri Esq. for

One Democracy Center

6901 Rockledge Dr.

Bethesda, MD 20817

Petition for Special Exception

#299

to the Zoning Commissioner of Baltimore County Science/Applied Health Bldg. for the property located at Essex Community College, 7201 Rossville Blvd Baltimore, MD 21237 which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the A wireless transmitting and receiving facility pursuant to section 1 BO1.1 C 20.

Property is to be posted and advertised as prescribed I, or we, agree to pay expenses of above Special Exception advertises are to be bound by the zoning regulations and restrictions of Baltimo	by Zoning Regulations.  sing, posting, etc., upon filing of this petition, and further agree to and the County adopted pursuant to the Zoning Law for Baltimore County.
Portex Cocheage essee:	Whe do solemnly declars and affirm, under the penalties of perjury, that the ere the legal dwners) of the property which is the subject of this Petition.
Charles and the heart of the same of the s	tamenta

Essex Community College/Board of Trustees (Type or Pietr Name) By: Dr. Philip M. Ringle Dean of Planning & Development

7201 Rossville Road Baltimore, MD 21237 780-6333 G/Scott Barhight, Esq. G. Scott Barhight, Esq. c/o Whiteford, Taylor & Preston 210 W. Pennsylvania Ave. 832-2000 21204 CON 1

Mame, Address and phone number of representative to be contacted. 210 W. Pennsylvania Ave. 832-2000 OTHER OATE 2/20/07 #294

95-298-X

To Accompany Petition For Special Exception 136.3 Acre Parcel

**Essex Community College** 7201 Rossville Boulevard Fourteenth Election District Baltimore County, Maryland

DAA

Daft MCune Walker, Inc

5 . .

200 East Pennsylvania Avenue

Beginning for the same at the point formed by the intersection of the east Tousan Maryland 21286 side of Rossville Boulevard with the north side of Franklin Square Drive, said Fax 296 4705 point being at the end of the two following course and distances measured from the point formed by the intersection of the centerline of Franklin Square Drive with the centerline of Rossville Boulevard (1) Southeasterly along the centerline Environmental Professionals of Franklin Square Drive 125 feet, more or less, and thence Northeasterly 35 feet ,more or less, to the point of beginning, said point of beginning having coordinate values north 19342 feet, more or less, and west 36983 feet, more or less, said values being referred to the coordinate system established in the Baltimore County Metropolitan District, thence leaving said point of beginning and running and binding on the right of way line of Rossville Boulevard the following seven courses and distances, viz; (1) North 35 degrees 03 minutes 23 seconds West 70.61 feet, thence (2) North 10 degrees 05 minutes 45 seconds East 448.73 feet, thence (3) Northeasterly by curve to the left having a radius of 1969.86 feet for a distance of 564.46 feet (the arc of said curve being subtended by a chord bearing North 10 degrees 53 minutes 13 seconds East 562.53 feet), thence (4) North 35 degrees 00 minutes 31 seconds East 75.04 feet, thence (5) North 14 degrees 10 minutes 02 seconds West 100.00 feet, thence (6) North 49 degrees 05 minutes 22 seconds West

returning, said property to its original condition.

LES:mmn

Zoning Commissioner for Baltimore County

95-298-X

68.78 feet, and thence (7) Northwesterly by curve to the left having a radius of 1969.86 feet for a distance of 365.69 feet ( the arc of said curve being subtended by a chord bearing North 17degrees 38 minutes 26 seconds West 365.16 feet ), thence leaving the said right-of-way and running the four following courses and distances, viz: (8) North 00 degrees 25 minutes 13 seconds East 130.35 feet, thence (9) South 82 degrees 49 minutes 03 seconds West 16.91 feet, thence (10) North 00 degrees 05 minutes 43 seconds East 244.53 feet, and thence (11) North 56 degrees 04 minutes 37 seconds East 315.40 feet, thence running and binding on the southeast right-of-way line of Interstate 95 the three following courses and distances, viz: (12) North 79 degrees 48 minutes 39 seconds West 130.00 feet, thence (13) North 55 degrees 43 minutes 03 seconds East 1500 feet, more or less, and thence (14)Northeasterly by curve to the left having a radius of 5879.58 feet for a distance of 390.32 feet (the arc of said curve being subtended by a chord bearing North 55 degrees 00 minutes 50 seconds East 390.25 feet), thence leaving said right-of-way line and running and binding on the southwest side of King Avenue the two following courses and distances, viz; (15) South 74 degrees 21 minutes 24 seconds East 234.4 feet, and thence (16) North 71 degrees 43 minutes 35 seconds East 12.46 feet, thence leaving the southwest side of King Avenue and running the following seven courses and distances, viz: (17) South 17 degrees 48 minutes 13 seconds West 170.9 feet, thence (18) South 17 degrees 46 minutes 43 seconds West 97.92 feet, thence (19) South 62 degrees 41 minutes 15 seconds East 1705.22 feet, thence (20) South 43 degrees 45 minutes 46 seconds West 1600.61 feet, thence (21) South 59 degrees 15 minutes 15 seconds West 659.34 feet, thence (22) South 82

degrees 12 minutes 35 seconds West 855.09 feet, and thence (23) South 07 degrees

47 minutes 25 seconds East 507.26 feet to a point on the north side of Franklin

Square Drive, thence running and binding thereon the following four courses

- 4-

95-298-X

and distances, viz: (24) Southwesterly by a curve to the left having a radius of 860.00 feet for a distance of 284.03 feet (the arc of said curve being subtended by a chord bearing South 88 degrees 07 minutes 24 seconds West 282.74 feet), thence (25) South 78 degrees 39 minutes 43 seconds West 220.03 feet, thence (26) Northwesterly by curve to the right having a radius of 635.00 feet for a distance of 236.07 (the arc of said curve being subtended by a chord bearing South 89 degrees 18 minutes 43 seconds West 234.71 feet), and thence (27) North 80 degrees 02 minutes 17 seconds West 73.68 feet, to the point of beginning; containing 136.3 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE. February 21, 1995

Project No. 94161.18

TO: PUTUXENT PUBLISHING COMPANY March 9, 1995 Issue - Jeffersonian Please foward billing to: Daft McCune Walker, Inc. 200 E. Pennsylvania Avenue Towson, Maryland 21286 ATTN: BRENDA PRICE

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

7201 Rossville Boulevard -- Essex Community College, Science/Applied Health Building E/S Rossville Boulevard and N/S Franklin Square Drive 14th Election District - 6th Councilmanic Legal Owner(s): Essex Community College Lessee: American PCS, L.P. HEARING: MONDAY, MARCH 27, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for a wireless transmitting and receving facility.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-298-X

Petitioner: Ess-x Community Coll-go Location of property: 7201 Rossillo Blud, Els-Location of Signer Facing Lood Way, are property being moded 

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on 3/9, 19/5

> THE JEFFERSONIAN. LEGAL AD. - TOWSON

**Baltimore County Government** Office of Zoning Administration and Development Management

(410) 887-3353

March 2, 1995

111 West Chesapeake Avenue

Towson, MD 21204

Printed with Soybean tol

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-298-X (Item 294) 7201 Bossville Boulevard -- Essex Community College, Science/Applied Health Building E/S Rossville Boulevard and N/S Franklin Square Drive 14th Election District - 6th Councilmanic Legal Owner(s): Essex Community College Lessee: American PCS, L.P.

HEARING: MONDAY, MARCH 27, 1995 at 9:00 a.m. in Room 118, Old Courthouse. Special Exception for a wireless transmitting and receving facility.

cc: Essex Community College American PCS, L.P, c/o Margaret C. Ruggieri, Esq. G. Scott Barbight, Esq. Daft McCome Walker, Inc.

NOTES: (1) ZOMING SIGN & POST MUST BE RETURNED TO EM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE: FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

Development Management

American PCS - 7201 Resselle Black

050 - Second Exception - \$ 300.00

080 - / sign - \$ 35.00

Traker - \$ 335.00

111 Vest Chesopeaka Avanas

Date 2/22/45

(410) 887-3353

**recelipt** 

I+m: 294

03A53#0432MJOHRO

Taken In On DK

March 20, 1995

G. Scott Barhight, Esquire c/o Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No.: 294 Case No.: 95-298-X Petitioner: Essex Comm. College

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested. but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

WCR/jw

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER

For newspaper advertising: Item No.: 294 Petitioner: American PC 5, C.P. Location: 7201 Bosselle Bluf. PLEASE FORWARD ADVERTISING BILL TO: NAME: DIMW ADDRESS: 200 Cost Pennsylvania Ave. Towson, 1mp 21286

PHONE NUMBER: (4/0) 296 - 3333

(Revised 04/09/93)

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

March 9, 1995

Mr. Arnold Jablon, Director

Zoning Administration and Development Management

FROM: J. Lawrence Pilson Deprison Depri

SUBJECT: Zoning Item #294 - Essex Community College 7201 Rossville Blvd. Zoning Advisory Committee Meeting of March 6, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Air Quality

The site must comply with ANSI Standard C95.1-1982 at all times, including during reasonable roof access for maintenance/custodial personnel. We recommend that Caution/Warning signs be placed at all roof access doors.

c: D. Filbert S. Reekie

ESSEX/DEPRM/TXTSBP

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Director Office of Planning and Zoning

DATE: March 7, 1995

SUBJECT: Essex Community College

INFORMATION

Item Number:

Essex Community College Petitioner:

Property Size:

Special Exception

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Exception to permit a wireless transmitting and recieving facility.

Based upon a review of the information provided, the staff does not oppose the applicant's request.

ITEM294/PZONE/TXTJWL

Pg. 1

BALTIMORE COUNTY. MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 10, 1995 Zoning Administration and Development Management

FROM PRobert W. Bowling, P.E., Chief Developers Engineering Section Zoning Advisory Committee Meeting for March 13, 1995

Items 290, 291, 292, and 294

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB: sw

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

- 현용 (프로 · 이번, 난성/학통 -

Zoothy Administration and Davelopment Management Daitimore County Office Building Towards, MD 81804 PAIL TEP-1105

EE: Groberty Owner: SEE BELOW

LOCATION: SEE SELOW

Itam No.: SEE 989.00 Zoniny Agenda:

Contlement

Purruant to your request, the referenced property has been surveyed by this Burden and the comments below are applicable and required to ho corrected or incorporated into the final plane for the property. / C. The Fire harses! a Office has so composite at this singular and IN REFERENCE TO THE HOLLDYTED LIER NUMBERS: 891. ECC. \$253 AND 854.



ZADM

- PEMIENER: LT. ROBERT P. SALERWALD Fire Marshal Office. PHONE BST-4881. MS-1102F ca: File

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

3-8-95

Ms. Joyce Watson Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief **Engineering Access Permits** 

Re: Baltimore County

Item No.: + 394 (MJK)

My telephone number is \_\_\_\_\_ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Malling Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

Planner II. ZADM

Item #294 7201 Rossville Boulevard

The applicant applied for a special exception for a wireless transmitting and receiving structure. The property description follows the entire tract, whereas the area for special exception should be reduced. The special exception, if granted, should not include the entire property.

MJK:scj

College, Science/Applied Health Bldg.), E/S Rossville Boulevard and N/S Franklin Square Drive, 14th Election District, 6th Councilmanic

Essex Community College Petitioners

ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 95-298-X

1/39-95

proceedings in this matter and of the passage of any preliminary or final Order.

> Peter Max Timmerman Carole S. Demilio Deputy People's Counsel Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204 (410) 887-2188

Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite



ZADM

Margarent Ruggerinettedraus -95 298- SPH

revoral communication proveders not just letephones, but data - proneer preference-Complyu/ FCC-APC-nystem næbyet operational Timetable end of 1995 This is a cell righting -This covers I-95 - Cell enque Sheeting

\$ 502.1

Velou sofety stols.

no noue no inferere en no reogle truffer recessary to cover-required by FCC-I-95 North -Elle Confluerce up 97-296-A No Lenk dishes -6 panel antennas -2 egypnet abouts -

6 Poulle -143 feet-Greater Riberville covered. 3 176. coo feed sex look proetried of difficulty Variance is 95 feet-Office bldg - office/retail APC has complied

PLEASE PRINT CLEARLY

ADDRESS
200 E PENNSYLLWID MIC
5203 Lasaures Pk, Frus Church VA
200 E. PEHLISYWARIA AVE
nows your Pavoder hill By Glugate
6901 Rockleda Dr. Detle de MI
6901 Raixledge Dr Bothesdo
GAST ROCHHOSE Dr. Betterta, MD

merican Personal communications

AMERICAN PERSONAL COMMUNICATIONS (APC) HEARING BEFORE THE BALTIMORE COUNTY ZONING COMMISSIONER

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- Photograph of the Science and Allied Health Building
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- Radio Frequency Statement Jules Cohen
- FCC Statement on PCS Creating Significant Benefits for Consumers and Business

2212 Old Court Road, Baltimore, MD 21208-3432 (410) 825-4220 Fam (410) 821-8630

FCC's Chairman, Reed Hundt, Speech Excerpts

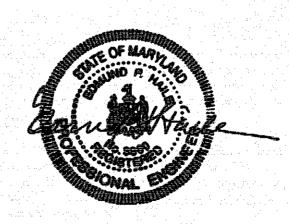
PETITIONER'S
EXHIBIT Nov

**Environmental Impact Statement** 

**Essex Community College/ American PCS Site** 

March 1995 Project No. 94161-08

Prepared for: American PCS, L.P. One Democracy Center Suite 600 6901 Rockledge Drive Bethesda, MD 20817



200 East Pennsylvania Avenue Towson, Maryland 21286

PETITIONER'S EXHIBIT No 3

